Declassified/Released US Department of State EO Systematic Review 30 JUN 2005

Message Text

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PAGE 01 ABU DH 00607 190812Z

13
ACTION NEA-09

INFO OCT-01 ISO-00 FBO-01 L-03 /014 W
---------- 082583
R 190736Z MAY 74
FM AMEMBASSY ABU DHABI
TO SECSTATE WASHDC 1581
INFO AMEMBASSY KUWAIT

UNCLAS ABU DHABI 0607

DEPT FOR NEA/EX, FBO, AMB DESIGNATE STERNER

EO 11652: NA
TAGS: ABLD, TC
SUBJ: PROPERTY FOR AMBASSADORIAL RESIDENCE

REF: A. ABU DHABI 1504 NOV 10, 1973
B. STERNER-GRIFFIN TELCON MAY 16.

1. POST INFORMED IN A WRITTEN COMMUNICATION FROM DIRECTOR ABU DHABI MUNICIPALITY THAT HIS HIGHNESS SHEIKH ZAYID HAS AGREED TO TURN OVER TO US A PLOT OF LAND FOR PURPOSE OF CONSTRUCTING AMBASSADORIAL RESIDENCE.

2. THE PROPERTY IS LOCATED IN GENERAL AREA OF THE CURRENT CHARGE'S RESIDENCE AND IT IS NEAR CROWN PRINCE'S HOUSE ON HIGH GROUND, AND WELL SITUATED FOR OUR PURPOSES. IT SHOULD, HOWEVER, BE POINTED OUT THAT THE AREA IS CURRENTLY UNDEVELOPED AND CONSTRUC-TION OF ACCESS ROAD TO THE SITE HAS JUST BEGUN. THE SITE IS A QUADRILATERAL MEASURING 205 AND 200 FEET ON ITS LENGTHWISE AXIS AND 145 AND 93 ON THE OTHER TWO SIDES.

3. CHARGE' AND ADMIN OFFICER WILL MEET THIS WEEK WITH FNCB OFFICIAL TO DISCUSS LEASING AGREEMENT. FNCB FOR ITS PART ANTICIPATES NO PROBLEMS WITH TYPE OF AGREEMENT WHEREBY THEY WOULD BECOME LESSOR FOR A PERIOD OF YEARS TO BE DETERMINED ON BASIS OF ANNUAL PAYMENTS AMORTIZING CONSTRUCTION COSTS AND AT THE END OF THAT PERIOD THE PROPERTY IS TURNED OVER TO USG FREE AND CLEAR. DETAILS WORKED OUT IN OPENING SEASON WITH FNCB WILL BE FORWARDED FOR CONSIDERATION
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PAGE 02 ABU DH 00607 190812Z

TO DEPT. POST REQUESTS THAT DEPT REVIEW MATTER AND FORWARD GUIDANCE.

Declassified/Released US Department of State EO Systematic Review 30 JUN 2005

Declassified/Released US Department of State EO Systematic Review 30 JUN 2005

IT IS FELT THAT FBO COULD POSSIBLY SUGGEST ARCHITECTURE DESIGNS, OR
TO UTILIZE SERVICES OF THE ARCHITECTS COLLABARRATIVE (TAC) WHOSE
SENIOR PARTNER LOUIS MCMILLEN HAS BEEN IN CONTACT WITH FBO AND NEA/EX
ON THIS SUBJECT.

4. POST HAS CONTACT WITH A NUMBER OF RELIABLE CONSTRUCTION FIRMS
LOCALLY WHO COULD DO ACTUAL CONSTRUCTION. SELECTION OF
CONTRACTOR WOULD BE MADE BY EMBASSY, THRU BIDS.

5. POST ESTIMATES COMPLETION DATE TO BE APPROXIMATELY JULY 1975
PROVIDED NEGOTIATIONS CAN BE HANDLED EXPEDITIOUSLY. THIS PRESENTS US
WITH OUR PERENNIAL HOUSING PROBLEM. WITH BOTH A POLITICAL OFFICER,
CUM DCM AND AMBASSADOR ARRIVING AND ONLY ONE SUITABLE HOUSE, POST
BELIEVES IT WILL BE NECESSARY TO OBTAIN ONE RESIDENCE WHICH WILL
BE SUITABLE FOR EITHER DURING INTERIM PERIOD. AT PRESENT WE HAVE
NOTHING IN MIND, BUT WILL BE ACTIVELY SEEKING A SOLUTION. IF DEPT
CONCURS, POST FEELS BEST OPPORTUNITY MAY BE FOR US TO LEASE TWO
RPT TWO APARTMENTS AND JOIN THEM BY KNOCKING OUT ONE WALL. APARTMENTS

ARE MORE READILY AVAILABLE AND CAN BE OBTAINED ON A ONE YEAR BASIS.
THE SAME CANNOT BE SAID FOR HOUSES. PLS ADVISE IF DEPT WISHES THIS
EXPENDITURE TO BE OBLIGATED THIS FISCAL YEAR?
GRIFFIN

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Declassified/Released US Department of State EO Systematic Review 30 JUN 2005

Declassified/Released US Department of State EO Systematic Review 30 JUN 2005

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